

007.0

0003

0008.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
832,000 / 832,000
832,000 / 832,000
832,000 / 832,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		ORVIS CIR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SCHLESS COLIN W & DIANE	
Owner 2:	
Owner 3:	
Street 1: 91 ORVIS CIR	
Street 2:	

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: RUND BARRY R & NANCY G -

Owner 2: -

Street 1: 91 ORVIS CIRCLE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .129 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1927, having primarily Brick Veneer Exterior and 1709 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5638	Sq. Ft.	Site			0	80.	1.04	1									471,314						471,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5638.000	360,700		471,300	832,000		6406
							GIS Ref
							GIS Ref
							Insp Date
							11/03/17



USER DEFINED

Prior Id # 1:	6406
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/29/21 18:52:33
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
07/28/20	14:08:18
danam	
688	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	360,700	0	5,638.	471,300	832,000		Year end	12/23/2021
2021	101	FV	339,700	0	5,638.	471,300	811,000		Year End Roll	12/10/2020
2020	101	FV	301,900	0	5,638.	471,300	773,200	773,200	Year End Roll	12/18/2019
2019	101	FV	263,100	0	5,638.	500,800	763,900	763,900	Year End Roll	1/3/2019
2018	101	FV	262,600	0	5,638.	365,300	627,900	627,900	Year End Roll	12/20/2017
2017	101	FV	262,600	0	5,638.	318,100	580,700	580,700	Year End Roll	1/3/2017
2016	101	FV	262,600	0	5,638.	271,000	533,600	533,600	Year End	1/4/2016
2015	101	FV	233,300	0	5,638.	265,100	498,400	498,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUND BARRY R &	72493-426		4/23/2019		965,000	No	No		
SWARTZ HOWARD B	22199-372		7/10/1992		206,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2020	418	Wood Dec	5,000	C				
7/10/2019	1046	Redo Kit	60,000	C				
8/1/2007	650	Manual	3,000					replace fr porch r

ACTIVITY INFORMATION

Date	Result	By	Name
7/9/2020	Permit Visit	DGM	D Mann
5/29/2019	SQ Returned	JO	Jenny O
11/3/2017	MEAS&NOTICE	HS	Hanne S
1/30/2009	Meas/Inspect	189	PATRIOT
9/22/1999	Meas/Inspect	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH				
Type: 97 - Tudor	1	Rating: Average		A Bath:	Rating:											
Sty Ht: 2 - 2 Story				3/4 Bath:	Rating:											
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:											
Foundation: 2 - Conc. Block				1/2 Bath: 1	Rating: Average											
Frame: 1 - Wood				A HBth:	Rating:											
Prime Wall: 8 - Brick Veneer				OthrFix:	Rating:											
Sec Wall: 6 - Stucco	12%			OTHER FEATURES												
Roof Struct: 1 - Gable				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units 1								
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O								
Color: GREEN				Fpl: 1	Rating: Average			Other								
View / Desir:				WSFlue:	Rating:			Upper								
GENERAL INFORMATION				CONDOS INFORMATION				Lvl 2								
Grade: C - Average				Location:				Lvl 1								
Year Blt: 1927	Eff Yr Blt:			Total Units:				Lower								
Alt LUC:	Alt %:			Floor:				Totals RMS: 6 BRs: 3 Baths: 1 HB: 1								
Jurisdct:	Fact: .			% Own:												
Const Mod:				Name:												
Lump Sum Adj:				DEPRECIATION												
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %			Exterior:	No Unit	RMS	BRS	FL				
Avg Ht/FL: STD				Functional:		%		Interior:	1	6	3	M				
Prim Int Wal: 2 - Plaster				Economic:		%		Additions:								
Sec Int Wall:		%		Special:		%		Kitchen:								
Partition: T - Typical				Override:		%		Baths:								
Prim Floors: 3 - Hardwood				Total:	18.6 %			Plumbing:								
Sec Floors:		%		CALC SUMMARY				Electric:								
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 135.00				Heating:								
Subfloor:				Size Adj.: 1.26439428				General:								
Bsmnt Gar:				Const Adj.: 1.01603436				COMPARABLE SALES				SUB AREA				
Electric: 3 - Typical				Adj \$ / SQ: 173.430				Rate	Parcel ID	Typ	Date	Sale Price				
Insulation: 2 - Typical				Other Features: 82300												
Int vs Ext: S				Grade Factor: 1.00												
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000												
Heat Type: 3 - Forced H/W				NBHD Mod:												
# Heat Sys: 1				LUC Factor: 1.00												
% Heated: 100		% AC: 50		Adj Total: 443106												
Solar HW: NO	Central Vac: NO			Depreciation: 82418												
% Com Wal	% Sprinkled			Deprecated Total: 360688												
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:										
Make:		Model:														
SPEC FEATURES/YARD ITEMS				Juris. Factor:		Before Depr:	173.43									
Code	Description	A Y/S	Qty	Special Features: 0		Val/Su Net:	114.11									
Size/Dim	Qual	Con	Year	Final Total: 360700		Val/Su SzAd:	211.06									
Unit Price	D/S	Dep	LUC	PARCEL ID 007.0-0003-0008.0												
	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value										
More: N				Total Yard Items:				Total Special Features:				Total:				



